



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, March 24, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/ycypbpay>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:23 PM.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

Also in attendance was Maria Luise, Zaheer Samee, and Lisa Cagno.

Present - Councillors: 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

Absent - Councillors: 1 - Ryan O'Malley

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[178-26](#)

Representatives from Friends of the Malden Public Library will appear before the Council to present their annual calendar of events and to update the City on projects the organization is working on to support the Library in realizing its mission to serve the community.

Attachments: [260322 City Council presentation 2026](#)

[260323 Friends Calendar 2026](#)

Mary Ellen O'Meara presented on behalf of the Friends, introducing members of the Board who were in attendance. Her presentation and the committee's annual calendar of events are attached to the meeting minutes for public viewing.

5. PUBLIC COMMENT**6. CONSENT AGENDA****Approval of the Consent Agenda**

A motion was made by Councillor Sica , seconded by Councillor Colon Hayes, to approve the Consent Agenda. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

165-26

Petition: Extended Hours: Maia Donuts, LLC dba Dunkin', 200 Commercial Street, Malden, Hours: 7 days, 5:00 AM - 9:00 PM (Renewal)

This Petition was referred to the License Committee.

166-26

Petition: Extended Hours: CMB Medeiros, Inc. dba Dunkin', 57 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

This Petition was referred to the License Committee.

167-26

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin', 424 Main Street, Malden, Hours: 7 days, 5:00 AM - 9:00 PM (Renewal)

This Petition was referred to the License Committee.

168-26

Petition: Exterior Vending Machine: Rocky Mountain Springwater Company, 1 Wesley Street, Malden (Renewal)

This Petition was referred to the License Committee.

169-26

Petition: Taxi Driver: Ronald C. McCray, 11 Tower Street Apt. 3, Boston (Renewal)

This Petition was referred to the License Committee.

7. APPOINTMENTS & ELECTIONS**170-26**

Mayoral Reappointment: Shanti Chilukuri of 30 Franklin Street, Unit 123, Malden, as a member of the Disability Commission, said term commence upon confirmation by the City Council and to expire March 15, 2029.

Sponsors: Peg Crowe

Attachments: [Mayor's Reappointment Letter - Shanti Cilukuri](#)

A motion was made by Councillor Crowe, seconded by Councillor Simonelli, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

[171-26](#)

Mayoral Reappointment: Jean Voltaire of 500 Broadway, Unit 2114, Malden, as member of the Registrars of Voters Board, said term to commence upon confirmation by the City Council and to expire March 31, 2029.

Sponsors: Peg Crowe

Attachments: [Mayor's Reappointment Letter - Jean Voltaire](#)

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

8. MOTIONS, ORDERS, AND RESOLUTIONS

[172-26](#)

Resolved: That it is the sense of the Malden City Council that it urges Malden's State Legislative Delegation to support S.2542, An Act to Build Resilience for Massachusetts Communities (the Mass Ready Act)

Sponsors: Carey McDonald, Stephen Winslow, Chris Simonelli and Karen Colon Hayes

Attachments: [S2542 Governor Healey Letter Resiliency](#)

Councillor McDonald spoke in favor of passing this resolve explaining the Amelia Earhart Dam protects the Mystic River watershed and is the title barrier to the Malden River. The proposal is to raise the dam approximately 18 inches, which will be increasingly important as water levels are predicted to rise. Councillor McDonald displayed a map of the city showing predicted flooding at the one foot level in areas that could threaten the city, most notably in Wards One and Two. Some estimates predict this could happen by the 2030's, making proper care of the dam imperative.

Flood map found on page 19 of the Climate Action Plan

<https://www.cityofmalden.org/DocumentCenter/View/9016/Malden-Climate-Action-Plan?bidId=>

A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Resolution be passed. The motion carried by a unanimous vote.

[173-26](#)

The City Council will address the Open Meeting Law complaint submitted on March 12, 2026 by Bruce Friedman of 8 Marvin Street, Malden against the Council related to the public release of fourteen sets of Executive Session minutes, as well as an email sent by Maria Luise.

Sponsors: Amanda Linehan

Attachments: [OML Complaint by Friedman on March 12](#)
[Addition to OML by Friedman on March 12](#)
[173-26 Response to Friedman OML March 12](#)

Typically, prior to the results of an open meeting law complaint being submitted to the complainant and Attorney General, the Council prefers the Solicitor's Office to report back on their findings. Next Tuesday, March 31 there is not an option for the Council to meet due to the special municipal election. The response is due by April 1. For this reason, the Council was asked to refer to Legal for investigation and to authorize those findings to be submitted without returning before the Body.

A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that the Council Item be referred to the Legal Department and to authorize the Solicitor to submit response to complainant and Attorney General. The motion carried by a unanimous vote.

9. COMMUNICATIONS

[182-26](#)

A representative from the Solicitor's Office will follow up on Paper 154-26 with an update to the Council on the investigation into the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on March 4, 2026 related to release of Executive Session minutes.

Attachments: [Response to Bruce Friedman OML 3.4.2026](#)

Assistant City Solicitor Zaheer Samee presented on the investigation into this OML complaint. This OML alleges a similar argument from the several Mr. Friedman has filed in the past couple months pertaining to the release of Executive Session minutes, specifically from the meetings of February 3, 10, and 17. All of these minutes have already been released for public review. There was justifiable reason to withhold the Executive Session minutes until the court details of both cases had concluded. Since that has been done, the minutes are now released leaving this complaint moot. The result of this investigation is that no OML violation has occurred.

10. COMMITTEE REPORTS

[174-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 115-117 Series of 2026 having considered the same make the following report: Committee recommends petitions 115-117 out favorably to the Full Council. Committee further recommends Paper 370 Series of 2025, originally granted as a conditional 90-day license, now be extended until December 31, 2026. Committee further recommends Paper 451 Series of 2025, originally granted as a conditional 90-day license, now be extended until December 31, 2026 and to be adjusted from 66 to 41 cars in accordance with the establishment's newly updated plot plan.

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[115-26](#)

Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue, Malden, 17 vehicles (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[116-26](#)

Petition: Taxi Driver: John A. Danca, 26 Highland Court, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[117-26](#)

Petition: Taxi Driver: Sophia Pepper, 290 Stephenson Aman Street Apt. 307, Somerville (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[370-25](#)

Petition: Class II: AGM Auto Sales, Inc. 160 Eastern Avenue, 21 cars (Renewal)

Attachments: [370-25 AGM Lot Over Filled](#)
[Compliance Notes 1.14.26 160 Eastern Ave 370-25](#)
[Planning Board Decision 160 Eastern SP 26-01 370-25](#)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[451-25](#)

Petition: Class II: Maxima Auto Sales II, 77 Broadway, Malden, 66 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[175-26](#)

Committee Report: The Standing Committee on Finance, in a joint session with Rules & Ordinance Committee, to whom was referred Papers 158 and 159 Series of 2026, having considered the same make the following report:

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[158-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.030 PUBLIC WORKS, PARKS, TRAFFIC, WATER, SEWER AND CEMETERY SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2024

Sponsors: Stephen Winslow

Attachments: [DPW Salary Charts 25-26](#)

Earlier this evening, the Rules and Ordinance Committee met in a joint session with Finance to consider this paper.

The updated salary schedule is proposed as a result of a recently reached collective bargaining agreement representing approximately 27 staff members who have been working without a contract for almost two years. The COLA increase is retroactive to July 1, 2024 and only brings salaries current to this fiscal year, it does not provide COLA's for the upcoming three fiscal years.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Ordinance be enrolled. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Sica, that Council Rules be suspended for the purpose of enrolling and ordaining in the same meeting. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

[159-26](#)

Order: That the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Public Works Salaries Labor (0010-421-5120)

Sponsors: Carey McDonald

Earlier this evening, the Finance Committee met in a joint session with Rules and Ordinance to consider this paper in conjunction to the salary schedule amendment of Paper 158-26.

Councillor McDonald acknowledged the awkward timing of this paper given the override election scheduled for next Tuesday. They went on to also say this small COLA raise is retroactive to July of 2024 to bring the city's frontline DPW workers up to par with their renewed contract. The Council remains unwilling to entertain future year agreements at this time. They also suggested the option of letting this financial order wait until after the election but it was not the sense of the Body to entertain that option.

A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

[176-26](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 129 Series of 2026 having considered the same make the following report: Committee unanimously recommends the Paper out favorably to the Full Council with the following amendments:

Strike the word 'cut' after 'Christenson' and insert 'submit cuts to';

Strike the word 'will' after 'following ways which' and insert 'could';

Strike 'the elimination of the' and insert 'reduction of' in lines 1 and 2.

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[129-26](#)

Resolved: That it is the sense of the Malden City Council that during this time of budgetary constraints the Council is committed to the principles of fiscal responsibility and the efficient management of public funds that prioritize essential services and long-term financial stability.

The Council wishes to demonstrate a pledge of shared sacrifice and budgetary discipline and therefore requests the Honorable Mayor Gary Christenson cut specific discretionary monies and reallocate for use in the general fund in the following ways which will result in savings up to \$95,000 for the upcoming fiscal year:

1. The elimination of the line items associated with Ward Improvement Funds;
2. The elimination of the line items associated with Fourth of July Funds;

Sponsors: Jadeane Sica and Peg Crowe

Attachments: [Paper 129-26 Public Comment](#)

[Ward 6 letter Public Comment on 129-26](#)

[Comment -- Paper 129-26](#)

[Final Paper 129-26\(b\) Resolve Budget Cuts Items 3 & 4](#)

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Resolution be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Sica, seconded by Councillor Crowe, that the Resolution be passed as amended. The motion carried by a unanimous vote.

11. PERSONAL PRIVILEGE

12. ADJOURNMENT

A motion was made by Councillor Crowe, seconded by Councillor Luong, that this meeting be adjourned. The motion carried unanimously.

CAROL ANN DESIDERIO, CITY CLERK

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